

# Community Redevelopment Agency

## ***SW 67<sup>TH</sup> AVENUE ROADWAY PROJECT***

# Project Scope

The SW 67<sup>th</sup> Avenue Roadway Project offers many opportunities to help resolve traffic congestion along Davie Road, the Davie CRA's main redevelopment corridor. The new roadway provides sidewalks and connectivity to our downtown and allows pedestrians and motorists an opportunity to utilize an alternative by-pass road when traveling to the nearby educational complexes. With future mixed use development actively being built on Davie Road, this project is essential to providing motorists an alternative by-pass for the downtown, alleviating traffic congestion and implementing the complete streets concepts in our roadway network.



# Project Improvement

With future mixed use development on the horizon, the creation of the SW 67<sup>th</sup> Avenue Roadway is essential in providing motorists an alternative by-pass around the downtown to alleviate traffic congestion and also allow for the implementation of complete streets initiatives for a safer atmosphere for all modes of transportation.

The project offers many opportunities to help resolve traffic congestion along Davie Road during peak early morning/afternoon hours. The new roadway provides sidewalks and connectivity to our downtown and allows pedestrians and motorists an opportunity to utilize an alternative by-pass road when traveling to the nearby educational complexes.

The Town of Davie is home of the South Florida Education Center which is located just north of our downtown and is comprised of:

- ❖ (1) Davie Elementary
- ❖ (2) Nova Dwight D. Eisenhower Elementary
- ❖ (3) Nova Blanche Forman Elementary
- ❖ (4) Somerset Academy Charter School
- ❖ (5) Nova Middle School
- ❖ (6) Nova High School
- ❖ (7) Broward College
- ❖ (8) Nova Southeastern University
- ❖ (9) McFatter Technical College
- ❖ (10) University of Florida
- ❖ (11) Florida Atlantic University



# South Florida Educational Center

The photo illustrates the various educational complexes located just north of our downtown area.

The Davie CRA saw an opportunity to partner with the Town of Davie and the adjacent property owner to create a bypass road to help ease traffic congestion along Davie Road.

With several educational complexes nearby, our downtown roadway was often filled with parents, students and busses traveling to the local schools and universities, thus clogging the roadway during peak hours.





# Project Area Before Construction

The SW 67<sup>th</sup> Avenue Roadway Project consisted of approximately 1.41 acres of civil site work improvements using a heavily wooded blighted right-of-way. The photo illustrates a sample of the land transformation from a heavily wooded right-of-way to a cleared piece of land being transformed. The project extended an existing two-lane roadway southward approximately 1,200 feet to connect with Orange Drive, the southern boundary of the CRA. Communication with stakeholders was key in obtaining additional rights to allow the roadway extension to be widened from 40' to 50'.

Our relationship with the neighboring property owner resulted in a 10 foot easement dedication at no cost to the Town or CRA. Ultimately, we were able to construct a two lane road configuration, remove existing exotic/invasive trees, install tree-lined swale areas and sodding, install storm-water infrastructure, complete our pedestrian sidewalk network for this area, and a flashing pedestrian crossing to further safe access across Orange Drive.



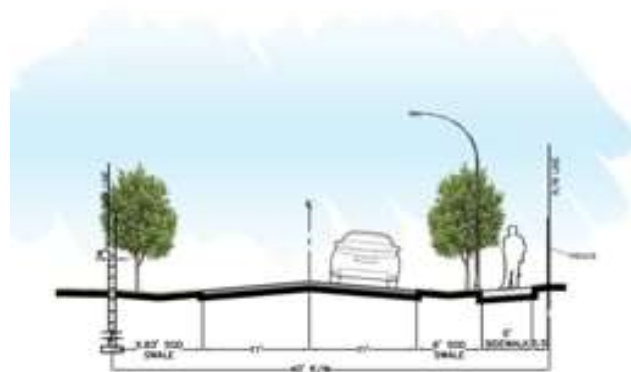
# Roadway Circulation

The creation of the SW 67<sup>th</sup> Avenue Roadway is the first of several improvements in the area designed to address local traffic congestion problems in our downtown. Previously, motorists traveled through our downtown without ever stopping to visit our local businesses. The photo below illustrates the new traffic circulation and connectivity between Davie Road, Orange Drive, and SW 39<sup>th</sup> Street.



# Partnership

The planning and design of the SW 67<sup>th</sup> Avenue Roadway Project along with community collaboration with key personnel and stakeholders were key in obtaining an additional right-of-way to allow the roadway to be widened from 40' to 50'. The project includes a two lane road configuration, removal/relocation of existing exotic/invasive trees, installation of tree-lined swale areas and sodding, installation of storm-water infrastructure, installation of a continuous concrete sidewalk network on one side throughout the corridor, installation of wooden fences, guardrails and a flashing pedestrian crossing.



TYPICAL SECTION 40' ROW  
SCALE: A.T.S.



TYPICAL SECTION 50' ROW  
SCALE: A.T.S.



# SW 67<sup>TH</sup> Avenue Roadway Project

The SW 67<sup>th</sup> Avenue improvement project was identified as a priority in the Town of Davie's Regional Activity Center Master Plan and Local Road Master Plan. The Davie CRA also identified this project as a necessity to address traffic volume and multimodal access on Davie Road. As the main roadway in our Downtown Area, Davie Road, is congested on a daily basis with vehicular traffic during early morning and late afternoon peak hours. With our downtown undergoing a redevelopment transformation boom, and six (6) new projects slated for redevelopment in the next couple of years, the Davie CRA saw a unique opportunity to bring this project to fruition by creating a by-pass road for pedestrians and motorists traveling to and from the educational complexes nearby thus alleviating impacts on Davie. This project coupled with roadway enhancement to slow traffic on Davie Road, will provide economic stimulation for commercial and residential development along Davie Road while providing a safe pedestrian, bicycle, multi-modal access to the nearby educational complexes. The photos below show the addition of a continuous concrete sidewalk network on one side throughout the corridor and storm-water infrastructure which was added to serve the area.





# Redevelopment Projects



With our downtown undergoing a redevelopment transformation boom and future mixed-use development on the horizon, the Davie CRA saw a unique opportunity to partner with the Town of Davie and the adjacent property owner to create a by-pass road, not only for motorists, but also for pedestrians to the nearby educational complexes.

The creation of the SW 67<sup>th</sup> Avenue Roadway Project resolves one issue while enacting redevelopment of property designated for commercial and office uses. In conjunction with the redevelopment outside the project area (\$150 million of new investment in mixed use projects), these parcels will help transform our downtown into a vibrant, pedestrian friendly destination which will provide an economic, social, and cultural experience for our community.

# Multi-Model Safety

The creation of the SW 67<sup>th</sup> Avenue Roadway Project has strengthened the connectivity of our downtown and to the surrounding educational complexes and will help reduce the number of trips used on the CRA's main redevelopment corridor, Davie Road. The new roadway will provide a direct, alternate access road for those pedestrians and vehicles who only travel through the area to the various educational complexes. The enhancements provide our residents with a safe, pedestrian, bicycle, multi-modal access roadway, with flashing pedestrian crossing. right in time for the 2018-2019 school year.

The project is a perfect example of the successful partnership between a municipality, adjacent property owner and the Davie CRA as the Town provided the land for this infrastructure project, the adjacent property owner provided an additional 10' right-of-way and the CRA provided approximately \$1.1 million in funding.



# SW 67<sup>TH</sup> Avenue Roadway Project

**SUBMITTING MEMBER ORGANIZATION:**

Town of Davie Community Redevelopment Agency

**CONTACT NAME AND TITLE:**

Phillip R. Holste, Interim CRA Director

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**PROJECT COMPLETION DATE:**

August 10, 2018

**PARTNERSHIPS:**

The project was completed in partnership with the Town of Davie.